

local  
properties

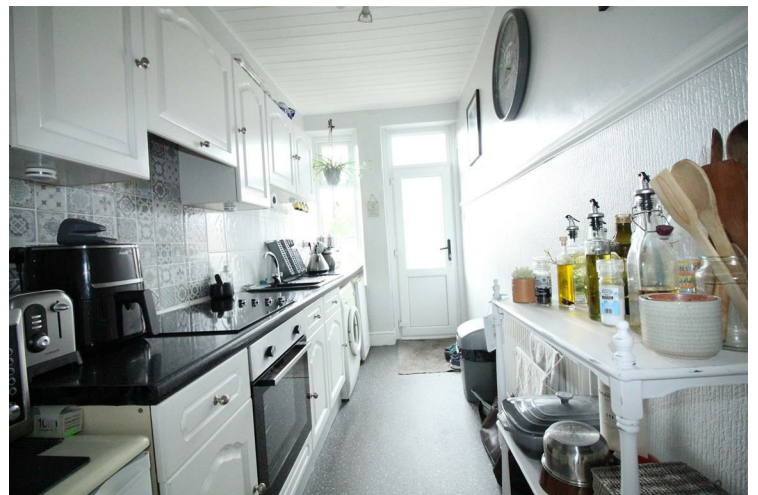
buy • sell • let



**106 Town Gate**  
**Wyke, BD12 9JL**

**£105,000**  
**Freehold**

\*\*\*\*\* WELL PRESENTED TWO BEDROOM THROUGH TERRACE - LOUNGE & SEPARATE KITCHEN - ENCLOSED REAR GARDEN - CLOSE TO ALL AMENITIES - NO CHAIN \*\*\*\*\* This property has gas central heating and PVCu double glazing and comprises: entrance vestibule, lounge, fitted kitchen, cellar, landing, two bedrooms, bathroom. To the outside, there is an enclosed patio garden to the rear which may be used for off street parking. Located in Wyke centre close to all amenities, the property provides easy access to junction 26 of the M62. An ideal first purchase or buy to let, an early viewing is recommended.



• TWO BEDROOM TERRACE HOUSE • GCH & PVCu DG • LOUNGE & SEPARATE KITCHEN • BATHROOM WITH SHOWER

### ENTRANCE VESTIBULE

Stairs to first floor. Door to front.

### LOUNGE

13'1" x 11'1"

Stone fireplace surround. Coving to ceiling. Window to front. Radiator.

### KITCHEN

17'0" x 5'10"

With base and wall units incorporating asterite sink. Halogen hob, electric oven and extractor hood. Plumbing for automatic washing. Tiled splashbacks. Access to cellar. Window and door to rear. Radiator.

### CELLAR

Providing extra storage space.

### LANDING

Access to loft.

### BEDROOM ONE

13'1" x 8'2"

Coving to ceiling. Window to front. Radiator.

### BEDROOM TWO

13'1" x 5'10"

Window to rear. Radiator.

### BATHROOM

Part tiled with three piece suite comprising: bath with shower over, pedestal wash hand basin, low flush wc. Storage cupboard. Window to front. Radiator.

### EXTERIOR

Small buffer garden to the front of the property. Enclosed patio garden to the rear which may be used as off street parking.

### DIRECTIONS

Town Gate is the main road running through the centre of Wyke. Number 106 will be found opposite Asda supermarket and is signified by our For Sale board.



- ENCLOSED PATIO GARDEN TO REAR • CLOSE TO ALL AMENITIES • GREAT MOTORWAY ACCESS • IDEAL FIRST PURCHASE/BUY TO LET • ENERGY RATING - D • NO CHAIN








## Additional Information

**Local Authority** - Bradford  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - 656.60 sq ft  
**Tenure** - Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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